

# *City of Las Vegas*

## **AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 6, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-28700 - EXTENSION OF TIME - VARIANCE -**  
**APPLICANT/OWNER: NEVADA EQUITIES, LLC**

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### **\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

#### **Planning and Development**

1. This Variance (VAR-13352) shall expire on 06/21/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-13352) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is the first request for an Extension of Time of an approved Variance (VAR-13352) to allow a 52-foot setback from Single-Family Residential properties where Residential Adjacency Standards require a 72-foot setback. The proposed development is on a 4.36 acre parcel located at the northeast corner of Torrey Pines Drive and Garwood Avenue.

It is noted that three companion Extensions of Time (EOT-28697, EOT-28698, and EOT-28702) shall be heard concurrently with this item.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/21/06	The City Council approved a request for a Rezoning (ZON-12932); a Site Development Plan Review (SDR-12930) for a proposed 34-unit addition to an existing condominium development and a waiver for a reduction of perimeter landscaping; a Variance (VAR-12933) to allow; and a Variance (VAR-13352) on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue and Vacation (VAC-12934) were also considered with the request. The Planning Commission recommended approval on 05/25/06 with staff recommending denial.
11/16/06	The Planning Commission recommended approval of a Tentative Map (TMP-17237) for a for a proposed 32-unit addition to an existing condominium development on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue.  NOTE: This Tentative Map (TMP-17237) will expire on 11/16/08 unless FMP-21857 is recorded.
05/09/07	A Final Map (FMP-21857) for a 32-unit addition to an existing condominium development was submitted for processing with staff sending an action letter on 06/08/07. This map has not recorded.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses related with this request.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	4.36 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Right-of-Way (US 95)	Right-of-Way (US 95)	Right-of-Way (US 95)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Public Elementary School	PF (Public Facilities)	C-V (Civic)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	NA
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District – 175 feet	X		Y
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

## ANALYSIS

The applicant is requesting a two-year extension of time for an approved Variance (VAR-13352) to allow a 52-foot setback from Single-Family Residential properties where Residential Adjacency Standards require a 72-foot setback. This Variance was approved with a related Site Development Plan Review (SDR-12930) for the addition of 32 units to an existing 36-unit Multi-Family residential complex. There have been no major changes in the surrounding land use that would affect this proposed development. This Variance (VAR-13352) will be exercised upon the issuance of building permits for the related Site Development Plan Review (SDR-12930).

## **FINDINGS**

This request for an extension of time of Variance (VAR-12352) is deemed appropriate with a two-year time limit that will expire on 06/21/10, unless another extension of time is granted by the City Council.

<b><u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u></b>	N/A
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<b><u>ASSEMBLY DISTRICT</u></b>	N/A
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<b><u>SENATE DISTRICT</u></b>	N/A
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<b><u>NOTICES MAILED</u></b>	N/A
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<b><u>APPROVALS</u></b>	0
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<b><u>PROTESTS</u></b>	0
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